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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

679,300 / 679,300

USE VALUE:

679,300 / 679,300

ASSESSED:

679,300 / 679,300


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
47		AMSDEN ST, ARLINGTON

Legal Description		User Acct
		220432
		GIS Ref
		GIS Ref
		Insp Date
		05/15/18

OWNERSHIP

Unit #: 2

Owner 1: FLAVIN PAMELA F WATTS

Owner 2:

Owner 3:

Street 1: 47 AMSDEN ST #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FLAVIN JAMES M -

Owner 2: WATTS-FLAVIN PAMELA F -

Street 1: 47 AMSDEN ST #2

Twn/City: Arlington

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 1900 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	CREAM	
View / Desir:	N - NONE	

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1923
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

OTHER FEATURES

Kits:	1	Rating: Good
A Kits:		Rating:
Fpl:	1	Rating: Good
WSFlue:		Rating:

CONDOS INFORMATION

Location:	
Total Units:	

Floor: 2 - 2nd Floor

% Own: 53.000000000

Name:

DEPRECIATION

Phys Cond: GD - Good

Functional:

Economic:

Special:

Override:

18. %

%

%

%

%

Total: 18.6 %

CALC SUMMARY

Basic \$ / SQ: 305.00

Size Adj.: 1.20263159

Const Adj.: 0.98990101

Adj \$ / SQ: 363.098

Other Features: 68750

Grade Factor: 1.10

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 834500

Depreciation: 155217

Depreciated Total: 679283

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:

AvRate:

Ind.Val

Juris. Factor:

Before Depr: 399.41

Special Features: 0

Val/Su Net: 357.53

Final Total: 679300

Val/Su SzAd 357.53

COMMENTS

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 8 BRS: 4 Baths: 1 HB		

REMODELING

RES BREAKDOWN

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	8	4	2
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	8	4	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
GLA	Gross Liv Ar	1,900	363.100	689,887						
Size Ad	1900 Gross Area	1900	1900 FinArea	1900						

Net Sketched Area: 1,900 Total: 689,887

Size Ad 1900 Gross Area 1900 FinArea 1900

IMAGE



AssessPro Patriot Properties, Inc